

**LOWER PAXTON TOWNSHIP  
ZONING HEARING BOARD**

Meeting of June 26, 2014

Members Present

Greg Sirb  
David Dowling  
Sara Jane Cate  
Alan Hansen  
Watson Fisher

Also in Attendance

James Turner  
Dianne Moran

**Hearing for Docket 1358**

**Applicant:** Apex Maintenance Group, LLC for Country Inn and Suites

**Address:** Chiggy Enterprises, Inc.  
1025 Peiffers Lane  
Harrisburg, PA 17109

**Property Owner:** Bo Patel  
1025 Peiffers Lane  
Harrisburg, PA 17109

**Section 714 (A) Permanent Signage - Wall Signs**

Wall signs shall be allowed on up to two sides of a building.

The applicant proposes wall signage on three sides of the building

A variance is requested from the Zoning Hearing Board 2008  
Decision for the wall signs to be limited to 114.2 square feet each.

The applicant was previously granted a variance, Docket #1252  
that limited the signage to 114.2 square feet per sign for three  
building faces.

The proposed signs are 125.2 square feet each for three building  
faces.

**Grounds:** Section 714 (A)

**Fees Paid:** May 27, 2014

**Property Posted:** June 17, 2014.

Advertisement:                      Appeared in The Paxton Herald on June 11, 2014 and June 18, 2014.

The hearing began at 7:12 p.m.

Mr. Staub requested to be recused from the hearing as he has a business relationship with the applicant. Mr. Sirb recused Mr. Staub from the hearing and replaced him with Alternate Watson Fisher.

Mr. Sirb swore in Bo Patel, 1902 Glenda Road, Harrisburg, PA, 17112 who noted that he is the owner of the establishment. Mr. Sirb questioned Mr. Patel if he was a franchisee. Mr. Patel answered yes.

Mr. Sirb swore in Dianne Moran, Planning and Zoning Officer for Lower Paxton Township.

Mr. Sirb questioned if the appropriate fees were paid for this application and was the property posted. Ms. Moran advised that the appropriate fees were paid on May 27, 2014, and the hearing was advertised in The Paxton Herald on June 11, 2014 and June 18, 2014. She noted that the hearing notices were posted on June 17, 2014.

Mr. Sirb questioned what codified ordinances pertain to this application. Ms. Moran noted that it is Section 714 (A) Permanent Signage - Wall Signs; Wall signs shall be allowed on up to two sides of a building. She noted that the applicant proposes wall signage on three sides of the building and a variance is requested from the Zoning Hearing Board 2008 Decision for the wall signs to be limited to 114.2 square feet each. She noted that the applicant was previously granted a variance, Docket #1252 that limited the signage to 114.2 square feet per sign for three building faces. She noted that the proposed signs are 125.2 square feet each for three building faces.

Mr. Sirb noted that Mr. Patel was granted a variance in 2008 for the three signs and he asked why Mr. Patel was looking for an increase in 11 square feet.

Mr. Patel explained that Country Inn and Suites is a world-wide hotel headquartered in Minnesota. He noted that they are changing their signage throughout the country and the world. Mr. Sirb noted that the new sign is a larger sign. Mr. Patel distributed an additional exhibit to the Board members.

Mr. Sirb questioned if both exhibits were the same. Mr. Patel answered that they are two different signs; he noted that CIS-ILS24-RW is a raceway sign. He noted that the other one is only channel letters. He noted that the difference is how they are mounted. He explained that the first page is the existing sign, the second page is what they are changing it to and the third page shows how it would look on the building.

Mr. Sirb questioned on page three, is the top photo the existing sign and the bottom picture the proposed sign. Mr. Patel answered yes.

Mr. Patel noted that all the letters for the sign are smaller in the proposed sign versus the existing sign. He noted that the way they are laid out, further apart, makes the sign larger, raising it above the permitted 114.2 square feet. He explained that the letters for "Country" were 2.5 inches but for the new sign it will only be two feet. He noted for the letters "Inn and Suites" it changes from 15 11/16 inches to 8 7/8 inch. He noted that the letters "By Carlson" changes from 6.5 inches to 5 15/16 inch.

Mr. Sirb noted that you are increasing the spacing between the words. Mr. Patel answered yes, between the letters. He noted that the way it is measured is by boxing it around. He noted that it enhances the total square footage. He noted that the letters are smaller on all the signs than the existing signs.

Mr. Dowling questioned if the owners are making the franchisees pay for the new signage. Mr. Patel answered yes. He noted that they would come back with a four and a half foot letter or a one foot letter, which would be really hard for him as it would become much smaller than what it is now.

Mr. Dowling noted that it is not for the Zoning Hearing Board to second guess the wisdom of these people. Mr. Patel noted that they will pay for 60% of the costs if he does this in 2014 and much less in out years.

Mr. Sirb noted to the naked eye it is hard to see any difference in the size. Mrs. Cate noted that it is spread out more.

Mr. Dowling noted that some marketing people think it is better for marketing but he questioned why.

Mr. Sirb questioned if anything else concerning the signs will change, questioning if the location will stay the same. Mr. Patel answered yes, noting that the rendering on the third page is what it would look like.

Mr. Turner questioned if it is an internally illuminated sign. Mr. Patel answered that it will change from neon lighting to LED lighting; and be more energy efficient.

Mr. Sirb questioned if there were any questions from the audience. No comments were provided.

Mr. Sirb questioned if the Board had any further questions.

Mr. Sirb questioned if Mr. Patel had any further comments. Mr. Patel answered no. He explained that the other directional signs will change but they are conforming signs. He

distributed a copy of the proposed land mark signs. Mr. Sirb questioned Ms. Moran if there were any issues with those signs. Mr. Moran answered that she is fine with those signs.

Mr. Sirb noted that the Board has 45 days to render a motion. He questioned if any Board members desired to make a motion.

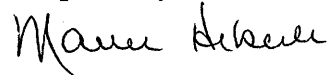
Mrs. Cate made a motion to approve the variance for Docket 1358 as presented. Mr. Fisher seconded the motion. Mr. Sirb requested Mr. Turner to conduct a roll call vote. Mr. Turner conducted a roll call vote as follows: Mr. Fisher, aye; Mr. Hansen, aye; Mr. Dowling, aye; Mrs. Cate, aye; and Mr. Sirb, aye.

The hearing ended at 7:25 p.m.

Mr. Sirb announced that this was Ms. Moran last meeting as she is retiring tomorrow. He made a motion of appreciation for all the duties and support that Ms. Moran has provided for this Board. He noted that she has provided exemplary work at each meeting.

Mr. Dowling questioned who would be replacing Ms. Moran. Ms. Moran answered Mrs. Amanda Zerbe. Ms. Moran noted that she has worked for the Township for 35 years.

Respectfully submitted,



Maureen Heberle  
Recording Secretary

IN RE: : BEFORE THE LOWER PAXTON  
APPLICATION OF : TOWNSHIP ZONING HEARING BOARD  
: DAUPHIN COUNTY, PENNSYLVANIA  
: CHIGGY ENTERPRISES, INC. : DOCKET NO. 1358

### **DECISION GRANTING VARIANCE**

The applicant seeks a variance from the maximum number of wall signs. A hearing on the application was held on June 26, 2014.

#### **Facts**

1. The applicant and owner of the property in question is Chiggy Enterprises, Inc. of 300 N. Mountain Road, Harrisburg, Pennsylvania 17112. The applicant was represented at the hearing by Bhupendra Patel, owner.

2. The property in question consists of an irregularly shaped parcel located on the east side of Peiffer's Lane. The property extends to the west to Interstate 83. Access to the property is primarily from Union Deposit Road to the north of the property. The parcel is zoned Commercial General, C-G.

3. The property is improved with a multi-story, 78 room hotel on the property. The motel is four stories tall with an elevation in excess of 50 feet. The applicant has placed three wall signs on the property, on the west, or front side of the building facing Peiffer's Lane, on the north side facing Union Deposit Road and southbound I-83 traffic and on the east face facing Interstate 83. The signs are 114.2 square feet each in total and were approved by virtue of a previously granted variance.

4. Because of a rebranding required by the applicant's franchisor, the applicant proposes to replace the existing wall signs with three new wall signs, each 125.2 square feet in area. The actual lettering on the signs is smaller than the existing signs; however, because of the spacing of the sign the total sign area is slightly increased.

4. Granting the variance will not alter the essential character of the neighborhood nor impair surrounding property values. The proposed signs are far less than what is allowed in sign area and the total number of signs is less than the total allowed. Spreading the signs onto three building faces instead of two will not increase the visual impact. The new signs, although slightly larger in total area, will have no greater visual impact than the existing signs.

**Decision**

In view of the foregoing and having considered the plans and testimony submitted to the Board, it is the opinion of the Board that the variance requested should be and is hereby granted allowing the placement of signs on three building faces on the condition that sign area be limited to the area set forth in the applicant's testimony and this decision and that no more than three wall signs be placed on the property.

Date: \_\_\_\_\_

7/14/14

LOWER PAXTON TOWNSHIP  
ZONING HEARING BOARD

\_\_\_\_\_  
Gregory P. Sirb

Sara Jane Cate  
Sara Jane Cate

David B. Dowling  
David B. Dowling

Allan A. Hansen  
Allan Hansen

Watson Fisher  
Watson Fisher

Board member Staub abstained from participating in this matter.